

the City of Tulsa, State of Oklahoma, according to the Amended
Flat thereof,

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, heredita-
ments and appurtenances thereto belonging, or in anywise appertaining forever.

The said Mary P. Davis and W. M. Wilson, do hereby covenant, promise and agree to and
with the said part___ of the second part, at the delivery of these presents, that they are
lawfully seized in their own right of an absolute and indefeasible estate of inheritance in
fee simple, of and in all and singular the above granted and described premises, with the
appurtenances; that the same are free, clear and discharged and unencumbered of and from
all former and other grants, titles, charges, estates, judgements, taxes, assessments and
encumbrances, of whatsoever nature and kind, except general taxes for the year 1923, and
except for special assessments which are not now delinquent and except for an easement for
water, sewer, telephone, gas and electric lines as set forth in the Dedication of the Amended
Flat of said Addition, and that they will warrant and forever defend the same unto the said
party of the second part, her heirs and assigns, against parties of the first part.

EXCEPT:

This conveyance is given subject to the following conditions and restrictions; that no
residence shall be erected thereon costing less than (\$5000.00) Five Thousand and No/100
DOLLARS, inclusive of other subsidiary buildings and improvements on such lot; that the
main portion of the residence built thereon, except open porches shall not be built or ex-
tended within Four (4) feet from the front lot line, or within six (6) feet from a side-
street line; that the lot or lots hereby conveyed shall not be used for business or any other
than residence purposes; that only one residence shall be built on one lot or the portion
thereof described herein; that no part of the lot or lots hereby conveyed shall ever be sold
or rented to or occupied by any persons of African descent commonly known as Negroes, ex-
cept that the building of a servant's house to be used only by the servants of the owners of
the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof.
All subsidiary buildings erected on property herein conveyed shall conform in architecture
and construction with the main building. The foregoing conditions and restrictions are here
by made obligatory upon the party of the second part, her heirs and assigns.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and s
seals on the date first above given.

Mary P. Davis

W. M. Wilson

STATE OF OKLAHOMA,)
) SS.
TULSA COUNTY,)

Before me, the undersigned, a Notary Public, in and for said County and State, on this
the 28th day of March, 1923, personally appeared Mary P. Davis, an unmarried woman, and W. M.
Wilson, an unmarried man, to me known to be the identical persons who executed the within
and foregoing instrument, and acknowledged to me that they executed the same as their free
and voluntary act and deed for the uses and purposes therein set forth.

My commission expires July 3, 1923 (SEAL) J. Joe Perry-Notary Public

Filed for record at Tulsa, Tulsa County, Oklahoma, April 30, 1923 at 11:05 o'clock A.M. and
recorded in Book 441 Page 435

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.